

20151230000443720
12/30/2015 01:53:06 PM
DEEDS 1/9

THIS INSTRUMENT PREPARED BY:
TITLE NOT EXAMINED OR REVIEWED

SEND TAX NOTICE TO:

Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203

BLACKRIDGE PARTNERS, LLC
3545 Market Street
Hoover, Alabama 35226
Attn. Jonathan Belcher

STATE OF ALABAMA)
COUNTY OF SHELBY)

\$ 11,754,600.00

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 30 day of December, 2015 by **RIVERWOODS HOLDINGS, LLC**, an Alabama limited liability company ("Grantor"), in favor of **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. All easements, restrictions, rights-of-way, reservations, building setback lines and other matters of record.
3. Mining and mineral rights not owned by Grantor.
4. Government actions, including zoning ordinances and restrictions and building and use restrictions, including variances.
5. All matters which a current and accurate survey and a physical inspection of the Property would reveal; and
6. All riparian rights, if any, including rights of federal or state government in all navigable waters on or abutting the Property.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

\$5,877,300.00 of the purchase price recited above is being paid by a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

RIVERWOODS HOLDINGS, LLC, an
Alabama limited liability company

By: _____

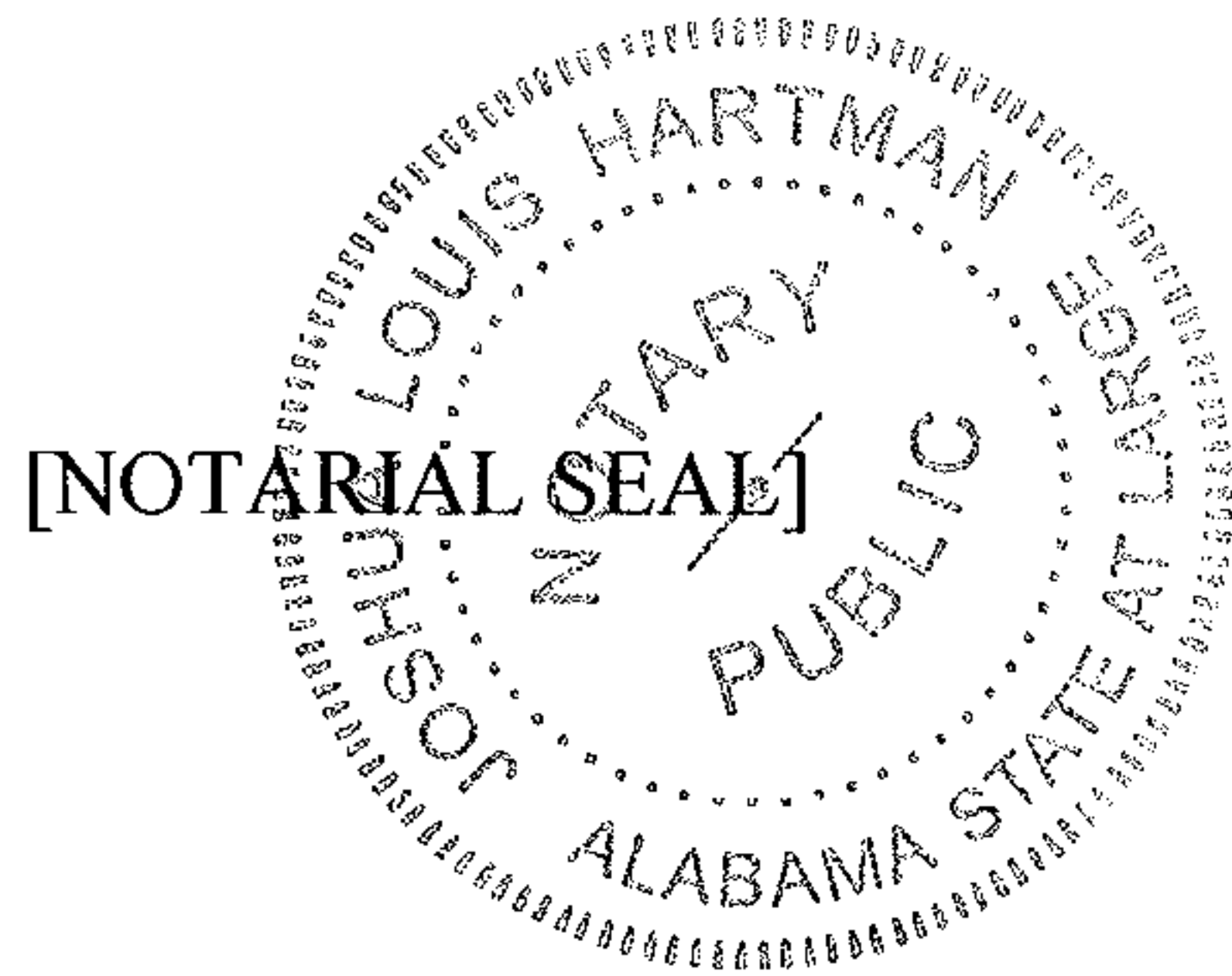
Philip S. Zettler, Its Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Philip S. Zettler, whose name as Manager of RIVERWOODS HOLDINGS, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of the aforesaid limited liability company.

Given under my hand and official seal, this the 30th day of December, 2015.



Notary Public

My Commission Expires: _____

JOSHUA LOUIS HARTMAN
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 19, 2016

EXHIBIT A

Legal Description of Property

Parcel III

Part of the South 1/2 of SW 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe at the Southwest corner of Section 5, Township 20 South, Range 3 West; thence run in an Easterly direction along the South line of the Southwest 1/4 of said Section 5 for a distance of 128.27 feet to a set WSE iron (CA#003) at the POINT OF BEGINNING, said point being on the Southeast Right-of-Way line of a CSX Railroad; thence continue along the last stated course for a distance of 2522.62 feet to a found 3" capped pipe at the Southeast corner of said Southwest 1/4; thence turn an angle to the left of 91°59'07" and run in a Northerly direction along the East line of said Southwest 1/4 for a distance of 1321.47 feet to a found 3" capped pipe at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 5; thence turn an angle to the left of 87°59'34" and run in a Westerly direction along the North line of the South 1/2 of the Southwest 1/4 of said Section 5 for a distance of 1724.34 feet to a found Paragon iron on the Southeast right-of-way line of said CSX Railroad; thence turn an angle to the left of 61°11'52" and run in a Southwesterly direction along said right-of-way line for a distance of 1394.66 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 2815.00 feet and a central angle of 1°55'12"; thence in a Southwesterly direction along the arc of said curve and along said right-of-way line for a distance of 94.33 feet to a point; thence turn an angle to the right of 90°0'0" (Angle Measured from Tangent) and run in a Northwesterly direction along said right-of-way line for a distance of 25.00 feet to a point, said point being on a curve to the left having a radius of 2840.00 feet and a central angle of 0°37'06"; thence turn an angle to the left of 90°0'0" (Angle Measured to Tangent) and run in a Southwesterly direction along the arc of said curve and along said right-of-way line for a distance of 30.65 feet to the POINT OF BEGINNING.

Said parcel containing 64.027 acres, more or less.

Parcel IV

A parcel of land situated in the SE 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the SW 1/4 of the SE 1/4 (being a set WSE iron – CA#003) of Section 5, Township 20 South, Range 3 West; thence West along the South line of said SW 1/4 of the SE 1/4 a distance of 1324.29 feet to a found 3" capped pipe, being the Southwest corner of said SW 1/4 of the SE 1/4; thence 88°03'53" to the right in a Northerly direction along the West line of said SW 1/4 of the SE 1/4 a distance of 1321.50 feet to a found 3" capped pipe, being the Northwest corner of said SW 1/4 of the SE 1/4; thence 91°52'26" to the right in an Easterly direction along the North line of said SW 1/4 of the SE 1/4 a distance of 367.03 feet to a found capped rebar; thence 60°49'54" to the left in a Northeasterly direction a distance of 577.29 feet to a found capped rebar; thence 2°05'18" to the right in a Northeasterly direction a distance of 469.04 feet to a found capped rebar; thence 3°11'20" to the left in a Northeasterly direction a distance of 268.34 feet to a found capped rebar; thence 27°27'54" to the right in a Northeasterly direction a

distance of 316.41 feet to a found capped rebar, being the Northeast corner of the NW 1/4 of the SE 1/4; thence $34^{\circ}32'36''$ to the right in an Easterly direction along the North line of the NE 1/4 of the SE 1/4 a distance of 267.09 feet to a set WSE iron (CA#003) on the Southwesterly Right-of-Way line of CSX Railroad; thence $43^{\circ}55'51''$ to the right in a Southeasterly direction along said Right-of-Way line a distance of 166.77 feet to a point that is 82.00 feet Southwesterly of the T.S. (Tangent to Spiral) of a spiral curve to the right having an L_s of 99.00 feet and a θ_s of $1^{\circ}00'$ at station 21468+30 (stations listed hereon are from the Right-of-Way and Track Map, Louisville and Nashville Railroad Company, South and North Alabama Division dated June 30, 1917, map number V20541); thence $0^{\circ}19'39''$ to the right (angle measured tangent to chord) in a Southeasterly direction along the Southwesterly Right-of-Way line of said CSX Railroad, being 82.00 feet Southwesterly of and parallel with said spiral curve a chord distance of 97.58 feet to a point that is 82.00 feet Southwesterly of the S.C. (Spiral to Curve) of a curve to the right having a radius of 2782.79 feet and a central angle of $19^{\circ}38'34''$ at station 21469+29; thence $0^{\circ}39'45''$ to the right (angle measured chord to tangent) in a Southeasterly direction along the arc of said curve, being the Southwesterly Right-of-Way line of said CSX Railroad a distance of 954.02 feet to a point that is 82.00 feet Southwesterly of the C.S. (Curve to Spiral) of a spiral curve to the right having an L_s of 99.00 feet and a θ_s of $1^{\circ}00'$ at station 21479+09; thence $0^{\circ}39'45''$ to the right (angle measured tangent to chord) in a Southeasterly direction along the Southwesterly Right-of-Way line of said CSX Railroad, being 82.00 feet Southwesterly of and parallel with said spiral curve a chord distance of 97.58 feet to a point that is 82.00 feet Southwesterly of the S.T. (Spiral to Tangent) at station 21480+08; thence $0^{\circ}19'39''$ to the right (angle measured chord to tangent) in a Southeasterly direction along the Southwesterly Right-of-Way line of said CSX Railroad a distance of 300.58 feet to set WSE iron (CA#003) being on the South line of the NE 1/4 of the SE 1/4 of said Section 5; thence $114^{\circ}28'04''$ to the right in a Westerly direction (leaving said Right-of-Way line) along the South line of the NE 1/4 of the SE 1/4 a distance of 1125.07 feet to a found 3" capped pipe, being the Southwest corner of the NE 1/4 of the SE 1/4; thence $92^{\circ}02'57''$ to the left in a Southerly direction along the East line of the SW 1/4 of the SE 1/4 a distance of 1322.98 feet to the POINT OF BEGINNING.

Containing 80.200 acres.

Parcel V

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama, being a 3" capped pipe rusted off at ground level; thence in a Northerly direction along the Westerly line of said Section a distance of 517.96 feet to a set WSE iron (CA#003) at the intersection of said Section line and the Southwesterly line of a CSX Railroad Right-of-Way, said point being 200 feet from the centerline of the south bound main line referenced in Deed Book 34, Page 491 and shown on the Right-of-Way and Track Map, Louisville and Nashville Railroad Company, South and North Alabama Division dated June 30, 1917, map number V20541; thence $157^{\circ}32'29''$ to the right in a Southeasterly direction along said Right-of-Way line, parallel to and 200 feet from the centerline of said south bound main line a distance of 364.83 feet to a set WSE iron (CA#003); thence $90^{\circ}00'00''$ left in a Northeasterly direction along said Right-of-Way line a distance of 166.43 feet to a point on a curve to the left having a radius of 5804.65 feet and a central angle of $2^{\circ}51'45''$, said curve being 75.00 feet from and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map, Louisville and

Nashville Railroad Company, South and North Alabama Division dated June 30, 1917, map number V20541; thence $86^{\circ}27'55''$ to the right (angle measured to tangent) in a Southeasterly direction along the arc of said curve and along said Right-of-Way line a distance of 290.00 feet to the intersection of said Right-of-Way line and the South line of said Section 4; thence $120^{\circ}36'02''$ to the right (angle measured to tangent) in a Westerly direction (leaving said Right-of-Way) along the South line of said Section 4 a distance of 426.96 feet to the POINT OF BEGINNING.

Containing 2.279 Acres.

Parcel VI

A parcel of land situated in the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama lying East of the Easterly Right-of-Way line of a CSX Railroad being more particularly described as follows:

COMMENCE at the Northeast corner of Section 7, Township 20 South, Range 3 West (3" capped pipe); thence run in a Southerly direction along the East line of said Section for a distance of 289.40 feet to the POINT OF BEGINNING, said point being the point of intersection of said Section line and the Easterly right-of-way line of a CSX Railroad; thence continue along the previously described course for a distance of 1893.46 feet to the point of intersection of said Section line and said Easterly right-of-way line of a CSX Railroad, said point being in a curve to the right having a radius of 1057.89 feet and a central angle of $47^{\circ}18'04''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map Atlanta, Birmingham and Atlantic Railroad Company Dated June 30, 1914, map number V06036; thence leaving the previously described course, turn an angle to the right of $140^{\circ}08'25''$ (angle measured to tangent) and run in a Northwesterly direction along the arc of said curve and along said right-of-way line a distance of 873.35 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 1720.46 feet and a central angle of $2^{\circ}04'15''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence turn an angle to the right of $90^{\circ}0'0''$ (angle measured from tangent) and run in a Northwesterly direction along said right-of-way line for a distance of 50.00 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 1770.46 feet and a central angle of $5^{\circ}19'53''$, said curve being 25.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence turn an angle to the right of $90^{\circ}0'0''$ (angle measured to tangent) and run in a Northeasterly direction along the arc of said curve and along said right-of-way line a distance of 164.74 feet; thence run in a Northeasterly direction tangent from said curve and along said right-of-way line for a distance of 564.47 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 2950.00 feet and a central angle of $6^{\circ}10'09''$, said curve being 25.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Northeasterly direction along the arc of said curve and along said right-of-way line for a distance of 317.64 feet to the POINT OF BEGINNING.

Said parcel containing 7.211 acres, more or less.

Parcel VII

All that portion of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama, lying North and West of the Southerly and Easterly bank of the Cahaba River and East of the Easterly Right-of-Way line of a CSX Railroad, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 8, Township 20 South, Range 3 West (3"

capped pipe) and run in an Easterly direction along the South line of said Section for a distance of 763.05 feet to the POINT OF BEGINNING, said point being the point of intersection of said Section line and the Easterly right-of-way line of a CSX Railroad; thence continue along the previously described course for a distance of 1796 feet (more or less) to the point of intersection of said Section line and the Easterly bank of the Cahaba River; thence turning an angle to the left and meandering in a Northeasterly, Northwesterly, Northeasterly, Southeasterly, Southwesterly, and Southeasterly direction along the Easterly, Southerly, Westerly, and Southerly bank of said Cahaba River, run for a distance of 6997 feet (more or less) to the point of intersection of said Southerly bank and the East line of said Section 8; thence leaving the previously described course, run in a Northerly direction along said East line of Section 8 for a distance of 3962 feet (more or less) to the Northeast corner of said Section 8 (3" capped pipe); thence turn an angle to the left of $88^{\circ}02'18''$ and run in a Westerly direction along the North line of said Section 8 for a distance of 2648.58 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of said Section 8 (3" capped pipe); thence turn an angle to the right of $0^{\circ}3'26''$ and run in a Westerly direction along said North line of said Section for a distance of 2522.62 feet to the point of intersection of said Section line and the Easterly right-of-way line of a CSX Railroad, said point being in a curve to the left having a radius of 2950.00 feet and a central angle of $6^{\circ}06'39''$, said curve being 25.00 feet and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map Atlanta, Birmingham and Atlantic Railroad Company Dated June 30, 1914, map number V06036; thence leaving the previously described course, turn an angle to the left of $63^{\circ}53'14''$ (angle measured to tangent) and run in a Southwesterly direction along the arc of said curve and along said right-of-way line for a distance of 314.63 feet to the point of intersection of said Easterly right-of-way line and the West line of said Section 8; thence leaving the previously described course, turn an angle to the left of $21^{\circ}0'46''$ (angle measured from tangent) and run in a Southerly direction along said West line of said Section 8 for a distance of 1893.46 feet to the point of intersection of said Easterly right-of-way line of a CSX Railroad and said West line of Section 8, said point being in a curve to the left having a radius of 1057.89 feet and a central angle of $2^{\circ}43'17''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence leaving the previously described course, turn an angle to the left of $39^{\circ}51'35''$ (angle measured to tangent) and run in a Southeasterly direction along the arc of said curve and along said right-of-way line for a distance of 50.25 feet to the P.C. (Point of Curvature) of a curve to the left having a radius of 1720.47 feet and a central angle of $7^{\circ}24'07''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southeasterly direction along the arc of said curve and along said right-of-way line for a distance of 222.27 feet; thence continue tangent from said curve and run in a Southeasterly direction along said right-of-way line for a distance of 191.76 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 7010.12 feet and a central angle of $1^{\circ}55'12''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southeasterly direction along the arc of said curve and along said right-of-way line for a distance of 234.91 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 1535.40 feet and a central angle of $63^{\circ}24'22''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southerly direction along the arc of said curve and along said right-of-way line for a distance of 1699.14 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 7009.76 feet and a central angle of $1^{\circ}55'12''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track

Map; thence run in a Southwesterly direction along the arc of said curve and along said right-of-way line for a distance of 234.91 feet; thence continue tangent from said curve and run in a Southwesterly direction along said right-of-way line for a distance of 235.91 feet to the P.C. (Point of Curvature) of a curve to the left having a radius of 2591.53 feet and a central angle of 5°04'51", said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southwesterly direction along the arc of said curve and along said right-of-way line for a distance of 229.82 feet to the P.C. (Point of Curvature) of a curve to the left having a radius of 1051.00 feet and a central angle of 19°52'22", said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Southerly direction along the arc of said curve and along said right-of-way line for a distance of 364.53 feet to the POINT OF BEGINNING.

Said parcel is subject to Elvira Road (Shelby County Highway #269) prescriptive road and right-of-way.

Said parcel containing 467.9 acres, more or less.

Parcel VIII

A portion of the West 1/2 of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Section 9, Township 20 South, Range 3 West (3" capped pipe); thence in an Easterly direction along the North line of said Section a distance of 379.14 feet to the intersection of said Section line and the West line of a CSX Railroad Right-of-Way; thence in a Southerly direction along said Right-of-Way line a distance of 3,973 feet (more or less) to the intersection of said Right-of-Way line and the South bank of the Cahaba River; thence in a Westerly direction along the South bank of said Cahaba River a distance of 1475 feet (more or less) to the intersection of said South bank and the West line of said Section 9; thence in a Northerly direction along the West line of said Section a distance of 3962 feet (more or less) to the POINT OF BEGINNING.

Said parcel containing 68.2 acres, more or less.

Parcel X

A parcel of land situated in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, lying West of the Easterly bank of the Cahaba River and East of the Easterly Right-of-Way line of a CSX Railroad being more particularly described as follows:

COMMENCE at the Northwest corner of Section 17, Township 20 South, Range 3 West (3" capped pipe); thence run in an Easterly direction along the North line of said Section for a distance of 763.05 feet to the POINT OF BEGINNING, said point being the point of intersection of said Section line and the Easterly right-of-way line of a CSX Railroad; thence continue along the previously described course for a distance of 1796 feet (more or less) to the point of intersection of said Section line and said Easterly bank of the Cahaba River; thence turning an angle to the right and meandering in a Southwesterly direction along said Easterly bank of the Cahaba River, run for a distance of 1340 feet (more or less) to the point of intersection of said Easterly bank and said Easterly right-of-way line of a CSX Railroad; thence leaving the previously described course, run in a Northwesterly direction along said Easterly right-of-way

line for a distance of 477 feet (more or less); thence turn an angle to the left of $90^{\circ}0'0''$ and run in a Southwesterly direction along said Easterly right-of-way line for a distance of 25.00 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 2591.53 feet and a central angle of $5^{\circ}04'51''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map Atlanta, Birmingham and Atlantic Railroad Company Dated June 30, 1914, map number V06036; thence turn an angle to the right of $90^{\circ}0'0''$ (angle measured to tangent) and run in a Northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 229.81 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 1051.00 feet and a central angle of $42^{\circ}30'04''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 779.62 feet to the POINT OF BEGINNING. Said parcel containing 22.6 acres, more or less.

Notes:

Parcels III, IV, V, VI, VII, VIII and X are less and except any Rights-of-Way which may exist. Parcels III, IV, V, VI, VII, VIII and X contain a total of 712.4 acres, more or less, including the area of the Elvira Road (Shelby County Highway #269) prescriptive right-of-way.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/30/2015 01:53:06 PM
\$5915.50 JESSICA
20151230000443720

20151230000443720 12/30/2015 01:53:06 PM DEEDS 9/9

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:
Riverwoods Holdings, LLC

Grantee's Name:
BLACKRIDGE PARTNERS, LLC

Mailing Address:
123 Riverwoods Parkway
Helena, AL 35080

Mailing Address:
3545 Market Street
Hoover, AL 35226

Property Address:
+/- 712 acres in Hoover,
Shelby County, Alabama

Date of Sale: December 30, 2015

Total Purchase Price	\$11,754,600.00
or	
Actual Value	\$ _____
or	
Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: December 30, 2015

Print: Riverwoods Holdings, LLC

X Unattested

Signed By:
Philip S. Zettler, Its Manager
(Grantor/Grantee/Owner/Agent) circle one

(verified by) _____

Form RT-1